ORDINANCE NO.	

AN ORDINANCE TO REZONE PROPERTY LOCATED ON LEBANON ROAD, APPROXIMATELY 12.29 ACRES, MAP 053, PARCEL 044.01 FROM RS-40 TO CRC.

WHEREAS,	the subject	rezoning	request is	consistent	with th	e findings	required	in the
zoning ordinance, and	d;							

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on September 18, 2025, and forwarded a positive recommendation (5-1-0) for approval to the Board of Commissioners; and

	WH	EREAS, a p	public he	aring	before	the City	/ Commiss	ion of	the City	y of M	i. Julie	et was
held	on		_, 2025	and	notice	thereof	published	in th	e Chror	nicle of	Mt.	Juliet
on		; and										

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 12.29 acres of property located on Lebanon Road, map 053, parcel 44.0, from RS-40, low density residential, to CRC, commercial retail center.

NOW,	THE	REFO	RE, BE IT	ORDAINED BY	THE BOA	RD (OF COMMISS:	IONERS OF	THE
CITY	OF	MT.	JULIET,	TENNESSEE,	WHILE	IN	REGULAR	SESSION	ON
, 2025 as follows:									

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning 12.29 acres of property located on Lebanon Road, map 053, parcel 44.0, from RS-40, low density residential, to CRC, commercial retail center(Exhibit B), subject to the conditions below:

Planning and Zoning:

1. All requirements of CRC zoning shall be adhered to should the rezone be approved by the Board of Commissioners.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. PUBLIC HEARING. The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 3. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

PASSED:	
FIRST READING: SECOND READING:	
	James Maness, Mayor
	Kenny Martin, City Manager
ATTEST:	
Sheila S. Luckett, City Recorder	
APPROVED AS TO FORM:	
Samantha A. Burnett, City Attorney	